

Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction #: _____		Planning Coordinator: _____	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision transaction #: SUB-0030-2020	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Sketch transaction #: 589594	
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: N/A	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: N/A	
		Zoning Case #: Z-15-18	
		Administrative Alternate #: N/A	
GENERAL INFORMATION			
Development name: CAROLINA PINE MULTI-FAMILY			
Inside City limits? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): 2640 CHERRY CIRCLE AND 511 CAROLINA PINES AVE, Raleigh, NC 27603			
Site P.I.N.(s): 1702268517, 1702373009			
Please describe the scope of work. Include any additions, expansions, and change of use. NEW MULTI-FAMILY APARTMENT BUILDINGS on (3) NEW LOTS. SEE SUBDIVISION PLAN. CONSTRUCT AMENITY CENTER AND (2) PUBLIC STREET EXTENSIONS, STEEL ST AND CHERRY CIRCLE.			
Current Property Owner/Developer Contact Name: NOTE: please attach purchase agreement when submitting this form.			
Company: Shail Investors and Developers, LLC		Title: Manager	
Address: 114 Tealight Lane, Cary, NC 27513			
Phone #: (919) 728-0408		Email: jainm@shailhomes.com	
Applicant Name: Daniel McGlamery			
Company: Drye McGlamery Engineering, PLLC		Address: PO Box 19558, Raleigh, NC 27619-9558	
Phone #: (704) 960-0180		Email: daniel.mcglamery@dryeengineering.com	

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): R-10 CU	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 15.61	New gross floor area: 199,389
# of parking spaces required: 253	Total sf gross (to remain and new): 199,389
# of parking spaces proposed: 277	Proposed # of buildings: 7
Overlay District (if applicable): N/A	Proposed # of stories for each: 3-STORY (6), 2-STORY (1)
Existing use (UDO 6.1.4): UNDEVELOPED LOT	
Proposed use (UDO 6.1.4): APARTMENT	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.00 Square Feet: 0	Proposed Impervious Surface: Acres: 5.25 Square Feet: 228,690
Is this a flood hazard area? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, please provide: Alluvial soils: _____ Flood stu: _____ FEMA Map Panel #: _____	
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS

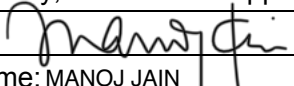
Total # of dwelling units: 115	Total # of hotel units: N/A
# of bedroom units: 1br: 2br: 3br: 4br or more:	
# of lots: 3	Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate Daniel J. McGlamery to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: 	Date: 8/11/2020
Printed Name: MANOJ JAIN	

DEVELOPMENT SERVICES

Administrative Site Review Application

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Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
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Current Property Owner/Developer Contact Name: Manoj Jain			
NOTE: please attach purchase agreement when submitting this form.			
Company: Shail Investors and Developers, LLC		Title: Manager	
Address: 114 Tealight Lane, Cary, NC 27513			
Phone #: (919) 728-0408		Email: jainm@shailhomes.com	
Applicant Name: Daniel McGlamery			
Company: Drye McGlamery Engineering, PLLC		Address: PO Box 19558, Raleigh, NC 27619-9558	
Phone #: (704) 960-0180		Email: daniel.mcglamery@dryeengineering.com	

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Gross site acreage: 15.61	Existing gross floor area to be demolished: 0
# of parking spaces required: 253	New gross floor area: 199,389
# of parking spaces proposed: 277	Total sf gross (to remain and new): 199,389
Overlay District (if applicable): N/A	Proposed # of buildings: 7
Existing use (UDO 6.1.4): UNDEVELOPED LOT	Proposed # of stories for each: 4 STORY (BL), 5 STORY (TL)
Proposed use (UDO 6.1.4): APARTMENT	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.00	Proposed Impervious Surface: Acres: 5.85
Square Feet: 0	Square Feet: 228,690
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu: _____ FEMA Map Panel #: _____	
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 115	Total # of hotel units: N/A
# of bedroom units: 1br: 20 2br: 75 3br: 20 4br or more: 0	
# of lots: 3	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
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Signature:	Date: 8/11/2020
Printed Name: MANOJ JAIN	

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ADMINISTRATIVE SITE REVIEW SUBMITTAL FOR
CAROLINA PINES MULTI-FAMILY AT
511 CAROLINA PINES AVENUE AND 2640 CHERRY CIRCLE

PSP FILE #: SUB-0030-2020
ASR FILE #: TBD
CONCURRENT FILE #: TBD

OWNER
SHAIL INVESTORS AND DEVELOPERS, LLC
MANOJ JAIN, MANAGER
114 TEALIGHT LANE
CARY, NC 27513
(919) 633-0681
jainm@shailhomes.com

CIVIL ENGINEER
DANIEL J. MCGLAMERY, PE
DRYE-MCGLAMERY ENGINEERING, PLLC
PO BOX 19558
RALEIGH, NC 27619
PHONE: (704) 960-0180
daniel.mcglamery@dryeengineering.com

LANDSCAPE ARCHITECT
GRAHAM SMITH
SITE COLLABORATIVE, INC.
821 WAKE FOREST RD
RALEIGH, NC 27604
PHONE: (919) 805-3586
graham@sitecollaborative.com

REZONING CONDITIONS

Z-15-18 - 511 CAROLINA PINES AVENUE AND 2640 CHERRY CIRCLE, SOUTH OF THE I-40 INTERCHANGE AT SOUTH SAUNDERS STREET, WEST OF SOUTH SAUNDERS STREET, BEING WAKE COUNTY PINS 1702373009 AND 1702268517, APPROXIMATELY 15.61 ACRES REZONED TO RESIDENTIAL-10-CONDITIONAL USE (R-10-CU).

CONDITIONS DATED: SEPTEMBER 19, 2018

- DENSITY FOR PORTION OF PROPERTY LABELED AREA A1, B1, AND B2 ON EXHIBIT RZ-1.0 WILL BE HELD TO A PROPOSED DEVELOPMENT DENSITY OF 6 UNITS PER ACRE.
RESPONSE: DENSITY FOR FUTURE DEVELOPMENT TO MEET REZONING DENSITY CONDITION.
- ANY FRONTAGE ALONG CAROLINA PINES AVENUE AND AREA B2 AT THE NORTHEAST PORTION OF THE PROPERTY ALONG CHERRY CIRCLE SHOWN ON EXHIBIT RZ-1.0 SHALL HAVE A TYPE A2 PROTECTIVE YARD AS DEFINED BY UDO SECTION 7.2.4 AND WILL REMAIN NON-IMPERVIOUS, EXCEPT FOR FUTURE PUBLIC STREETS ACCORDING TO THE CITY'S STREET PLAN. ANY ADDITIONAL LANDSCAPING OR STREET YARD REQUIREMENTS WILL BE SUBJECT TO CHANGE PER DEVELOPMENT PLAN REVIEW.
RESPONSE: REFER TO LANDSCAPE PLANS FOR STREET BUFFER.
- NO LESS THAN FIFTY (50) PERCENT OF THE OVERALL EXTERIOR BUILDING FACADES SHALL INCLUDE A COMBINATION OF THE FOLLOWING: BRICK, STONE, OR STEEL. THE REMAINING BUILDING FACADE WILL BE AN ENGINEERED SIDING MATERIAL (CEMENT BOARD, LP SMARTSIDE). NO EIFS SIDING ALLOWED.
RESPONSE: BUILDING ELEVATIONS TO BE SUBMITTED WITH ASR TO ADDRESS CONDITION ABOVE.
- THE STORMWATER RUNOFF LEAVING THE SITE FOR A 25-YEAR STORM SHALL BE NO GREATER AT EVERY POINT OF DISCHARGE FOR POST-DEVELOPMENT CONDITIONS THAN PRE-DEVELOPMENT CONDITIONS.
RESPONSE: STORMWATER CONDITION MET. REFER TO PLANS AND STORMWATER IMPACT ANALYSIS.
- ACCESS TO THE UPPER FLOORS OF THE PROPOSED BUILDINGS WILL BE THROUGH INTERNAL STAIRWELLS.
RESPONSE: BUILDING PLANS TO BE SUBMITTED AFTER SITE PERMIT APPROVALS. CONDITION WILL BE MET.

DRAWING LIST

C-0.00 COVER SHEET
C-0.01 REZONING APPROVAL (Z-15-18)
RZ-1.0 APPROVED REZONING EXHIBIT
C-1.00 EXISTING CONDITIONS PLAN
C-1.10 DEMOLITION PLAN
C-5.00 GRADING PLAN WEST
C-5.01 GRADING PLAN EAST
C-5.02 GRADING PLAN NORTH
C-5.10 SCM A DETAILS
C-5.11 SCM B DETAILS
C-5.12 SCM C DETAILS
C-6.00 UTILITY PLAN WEST
C-6.01 UTILITY PLAN EAST
C-6.02 UTILITY PLAN NORTH
L-2.0 OVERALL PLAN
L-2.1 LAYOUT AND MATERIALS PLAN
L-2.2 LAYOUT AND MATERIALS PLAN
L-2.3 LAYOUT AND MATERIALS PLAN
L-4.0 OVERALL PLANTING PLAN
L-4.1 PLANTING PLAN
L-4.2 PLANTING PLAN
L-4.3 PLANTING PLAN
L-4.4 PLANTING NOTES & DETAILS
TC-1.0 TREE CONSERVATION PLAN
TC-1.1 TREE CONSERVATION PLAN
TC-1.2 TREE CONSERVATION PLAN
TC-1.3 TREE CONSERVATION PLAN
TC-1.4 TREE CONSERVATION AERIAL IMAGE
EO.2 ELECTRICAL SITE PLAN
EO.3 ELECTRICAL SITE PLAN
EO.4 ELECTRICAL SITE DETAILS
A901 COLOR ELEVATIONS - BLDG 1
A902 COLOR ELEVATIONS - BLDG 1
A903 COLOR ELEVATIONS - BLDG 2
A904 COLOR ELEVATIONS - BLDG 2
A905 COLOR ELEVATIONS - BLDG 3
A906 COLOR ELEVATIONS - BLDG 3
A907 COLOR ELEVATIONS - BLDG 4
A908 COLOR ELEVATIONS - BLDG 4
A909 COLOR ELEVATIONS - BLDG 5
A910 COLOR ELEVATIONS - BLDG 5
A911 COLOR ELEVATIONS - BLDG 6
A912 COLOR ELEVATIONS - BLDG 6
A913 COLOR ELEVATIONS - BLDG 7
A914 COLOR ELEVATIONS - BLDG 7

SITE DATA INFORMATION

PROJECT NAME: CAROLINA PINES MULTI-FAMILY
PROJECT ADDRESS: 511 CAROLINA PINES AVE
2640 CHERRY CIRCLE
RALEIGH, NC 27603

SITE ACREAGE: 15.61 ACRES (TOTAL)
2640 CHERRY CIRCLE: 10.93 ACRES (PIN: 1702268517)
511 CAROLINA PINES: 4.68 ACRES (PIN: 1702373009)

ZONING DISTRICT: R10 (CONDITIONAL USE)
REZONING CASE: Z-15-18

DENSITY CALCULATIONS:

EXISTING ZONING:
9.74 ACRES OF 6 UNITS PER ACRE
5.87 ACRES OF 10 UNITS PER ACRE
= 9.74*6 + 5.87*10 = 58.4 + 58.7 = 117 UNITS TOTAL

PROPOSED ZONING: R10 W/ EXISTING R6 DENSITY TO REMAIN

DENSITY ALLOWED: 117 UNITS - PROPOSED 115 UNITS

OVERLAY DISTRICT: NONE

PROPOSED USE: APARTMENT BUILDINGS (ALLOWED)

EXISTING BUILDING: N/A SF
PROPOSED BUILDING: 200,000 SF

AMENITY AREA REQUIREMENTS

REQUIRED AMENITY AREA = 10%
LOT AREA INSIDE RIGHT-OF-WAY: 15.61 ACRES
REQ'D AMENITY AREA = 10% * 15.61 AC = 1.561 AC.
PROVIDED AMENITY AREA = 1.561 AC.

BUILDING DIMENSIONAL REQUIREMENTS

FRONT SB: 10 FT (MIN.) 10 FT MIN. (PROVIDED)
REAR SB: 20 FT (MIN.) 20 FT MIN. (PROVIDED)
SIDE SB: 0 OR 6 FT (MIN.) 6 FT MIN. (PROVIDED)
SIDE STREET SB 10 FT (MIN.) 10 FT MIN. (PROVIDED)
ALLEY SB N/A N/A

PARKING DIMENSIONAL REQUIREMENTS

FRONT SB: 10 FT (MIN.) 10 FT MIN. (PROVIDED)
REAR SB: 3 FT (MIN.) 3 FT MIN. (PROVIDED)
SIDE SB: 0 OR 3 FT (MIN.) 3 FT MIN. (PROVIDED)
SIDE STREET SB 10 FT (MIN.) 10 FT MIN. (PROVIDED)
ALLEY SB N/A N/A

BUILDING HEIGHT REQUIREMENTS

BUILDING HEIGHT: 45 FT (MAX) TBD FT (PROV.)
BUILDING HEIGHT: 3 STORIES MAX.
ACCESSORY HEIGHT: 25 FT (MAX) N/A (PROV.)

GROUND FLOOR ELEVATION REQUIREMENTS

WITHIN BUILD-TO GROUND FLOOR:
2 FT (MIN.)/2 FT (PROV.)

PEDESTRIAN ACCESS

STREET FACING ENTRANCE REQUIRED MIN. 1 PER BUILDING

ALLOWED BUILDING ELEMENTS

PORCH, STOOP, BALCONY

PARKING CALCULATIONS

PARKING REQUIREMENTS

BUILDING: 1 SPACE/300 SF

EXISTING PARKING: N/A

PROPOSED PARKING: 277

REQUIRED PARKING:

1 SPACE/BED + 1 VISITOR SPACE PER 10 BEDS

230 BEDROOMS * 1 + 230/10 253 SPACES

TOTAL REQUIRED: 253 SPACES

PARKING PROVIDED: 277 SPACES

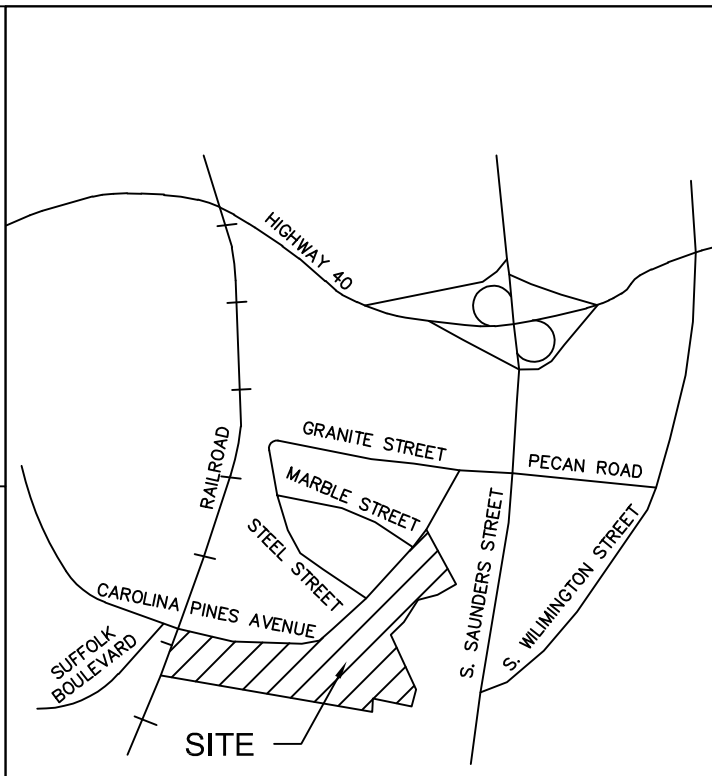
PARKING REQUIREMENTS (CONT.)

HANDICAP SPACES
REQUIRED: 201-300 SPACES = 7
PROVIDED: 7 TOTAL SPACES
1 VAN SPACE REQUIRED

BICYCLE PARKING:
SHORT TERM 1 SP. PER 10000 SF,
MIN. 4 SPACES.

LONG TERM 1 SP. PER 10000 SF,
MIN. 4 SPACES

REQUIRED: 20 SHORT TERM SPACES
20 LONG TERM SPACES
20 SHORT TERM SPACES
20 LONG TERM SPACES



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

SURVEY INFORMATION PREPARED BY L.
JORDAN PARKER (PLS L-4665) ON FEBRUARY X,
2019. CAWTHORNE, MOSS, & PANCIERA, PC,
333 S. WHITE STREET, WAKE FOREST, NC 27588

TREE CONSERVATION

TREE CONSERVATION WILL BE ESTABLISHED AS PART
OF THIS PROJECT PER CITY OF RALEIGH UNIFIED
DEVELOPMENT ORDINANCE (UDO) - ARTICLE 9.1.

SOLID WASTE
COMPLIANCE

THE SITE WILL UTILIZE A PRIVATE WASTE COLLECTION
SERVICE AND USE COMMERCIAL DUMPSTERS.
SITE IS COMPLIANT WITH CITY OF RALEIGH SOLID
WASTE DESIGN MANUAL FOR DRIVEWAY WIDTH AND
RADIUS REQUIREMENTS. SEE APPROVAL LETTER BY
GFL ENVIRONMENTAL BASED ON CURRENT SITE PLAN.

BLOCK PERIMETER

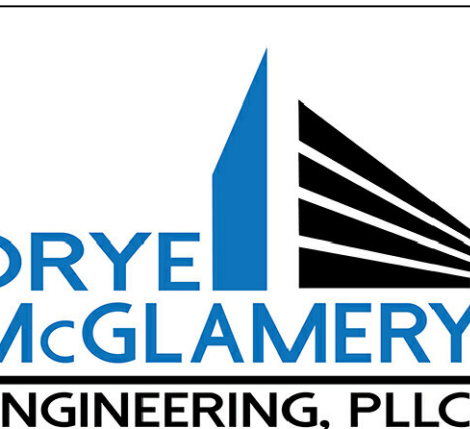
THE BLOCK PERIMETER REQUIREMENT WILL NOT BE
REQUIRED FOR THIS SITE DUE TO TC-6-19 UDO
CHANGES. REFERENCE SECTION 8.3.2.A.1.B.iv. THE
CREATION OR CONTINUATION OF ANY NEW STREET OR
STREET STUB WOULD BE OBSTRUCTED BY b.
RAILROAD OR CONTROLLED ACCESS HIGHWAY AND c.
WATERCOURSE THAT HAS ONE (1) SQUARE MILE OF
DRAINAGE AREA OR MORE

IMPERVIOUS AREA
SUMMARY

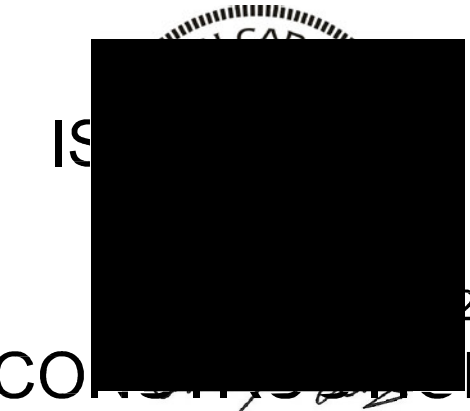
EXISTING IMPERVIOUS AREA: 0 SF
PROPOSED IMPERVIOUS AREA: 228,690 SF
NET INCREASE IN IMPERVIOUS AREA: 228,690 SF

PUBLIC IMPROVEMENTS
QUANTITY TABLE

NUMBER OF LOT(S)	3
NUMBER OF UNITS	115
LIVABLE BUILDINGS	7
OPEN SPACE?	YES
PUBLIC WATER (LF)	1,042
PUBLIC SEWER (LF)	850
PUBLIC SIDEWALK (LF)	2,085
STREET SIGNS (LF)	0
WATER SERVICE STUBS	7
SEWER SERVICE STUBS	7



NC FIRM LICENSE #P-1305

IS
CONSTRUCTIONCAROLINA PINES MULTI-FAMILY
DEVELOPMENT
2640 CHERRY CIRCLE
RALEIGH, NC 27603
WAKE COUNTY
NORTH CAROLINADRYE-MCGLAMERY
ENGINEERING, PLLC
5720 SIX FORKS RD., SUITE 203
RALEIGH, NC 27609

PROJECT NO: 2018031

ISSUED FOR
REVIEW

REV	DESCRIPTION	DATE
A	ISSUED FOR REVIEW	08-11-20

DRAWN BY DJM

CHECKED BY HWD

SCALE: 1" = 100'
0 50 100 200'

COVER SHEET

C-0.00